



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

LOCAL FILE NUMBER: SEPA 2015-03

NAME OF PROPOSAL: Iron Eagle Preliminary Plat and Rezone

DESCRIPTION OF PROPOSAL:

The applicant is requesting a rezone and concurrent preliminary plat approval of approximately 6.61 acres or 288,072 square feet. The site consists of two zoning designations, UR 9600 and MR 6000. The UR 9600 portion of the site consists of 5.90 acres and the MR 6000 portion of the site consists of 0.71 acres. The rezone request is to amend the zoning map for the property to a single zoning designation of UR 6000. The concurrent preliminary plat application is for the development of 32 single family residential lots which have been based on the proposed rezone designation to UR 6000.

LOCATION OF PROPOSAL:

The project is located at 16691 Currie Rd., Monroe WA, in Section 2, Township 27, and Range 6 east W.M. on Snohomish County tax parcel number 27060200301900.

PROPONENT:

James & Frances Hager
21314 Calhoun Rd.
Monroe, WA. 98272

LEAD AGENCY:

City of Monroe

THRESHOLD DETERMINATION:

The lead agency for this proposal has determined that this proposal as mitigated does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal.

MITIGATION MEASURES:

Cultural

1. In the event that archaeological materials are encountered during the development of the property, then all work shall be stopped immediately and the City of Monroe Community Development Department, the Department of Archeology and Historic Preservation (DAHP), and (Snoqualmie Tribe and Stillaguamish Tribe) shall be immediately notified. An archeologist shall then be notified at the applicant's expense to inspect and assess the materials and appropriate measures to secure them. In the event of discovered human remains or indeterminate bones) are discovered then pursuant to RCW 68.50.645, all work must stop immediately and law enforcement shall be contacted. Any remains shall be covered and secured against further disturbance. The same agencies and tribes previously identified shall also be contacted immediately.

() There is no comment period for the MDNS.

(X) This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

Date of Determination: April 19, 2016

Date of Issuance: April 19, 2016

Comments must be submitted by: May 3, 2016*

Appeals must be submitted by: 5:00PM, Tuesday, May 10, 2016

***Based on public comment received during the comment period, the Lead Agency may retain, revise or withdraw the MDNS.**

Responsible Official:

David Osaki, AICP
Community Development Director
806 West Main Street
Monroe, WA 98272
360-863-4544
Dosaki@monroewa.gov

Signature: _____

Appeals:

Appeals to the above Mitigated Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (**5:00 p.m. May 10, 2016**). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.